



**Miami-Dade County  
Department of Planning and Zoning**

**HEARING ADVERTISEMENT REVIEW TRANSMITTAL LETTER**

**August 8, 2006**

**TONY RECIO  
2665 SOUTH BAYSHORE DR - 420  
MIAMI FL, 33133**

**Zoning Hearings Section  
111 NW 1 STREET, SUITE 1110  
MIAMI, FLORIDA 33128  
(305) 375-2640**

**Re: Zoning Hearing Application # Z2005000305 for NORMA STRYDIO AND NOELI SANCHEZ . Date  
filed: 21-SEP-05.**

**Dear TONY RECIO :**

Below is the zoning hearing advertisement (ad), which contains all zoning requests submitted by the applicant. Please review the request(s), property location, legal description of the subject property, etc. and advise me of any changes or omissions within 10 calendar days. See my e-mail and mailing addresses below. If you concur that the ad is satisfactory, the hearing file will be forwarded to the Zoning Evaluation Section for further processing and recommendation.

If you do not concur with the ad and wish to make changes to the request or to plans, or otherwise submit additional documents, such changes and submittals shall be accepted during the next available filing period when they will be incorporated into the ad. All changes to the hearing advertisement will be re-sent to you for your review and approval. If you fail to respond within 10 days, the file will proceed to the Zoning Evaluation Section for further review and evaluation.

Once departmental comments & clearance have been obtained from DERM, Public Works, the School Board and other pertinent departments, the Zoning Evaluation Section will prepare the Department's recommendation and will send it to you for your review. Once again you will be given a 10-day period to respond whether no further documents will be submitted or whether you intend to submit additional documentation (for example: the submittal of a draft covenant).

Once you communicate to us that you wish the application to proceed or if you fail to respond within 10 calendar days, the application will be forwarded to the Agenda Coordinator's Office to be scheduled for hearing. If changes are requested by the Applicant, the changes and submittals shall be accepted during the next available filing period and will be incorporated into the ad. All changes will be resent to you for your review.

Please select one of the following options and send it to the Zoning Hearing Specialist listed below:

- ☐ I concur with the advertisement.
- ☐ I find the following problem or omission: \_\_\_\_\_
- ☐ I will be making changes to the application or Plans. Please hold the file.

I understand that changes to the advertisement may require additional fees and that my hearing will not be scheduled until all fees have been paid.

SEE ATTACHED ADVERTISEMENT

Please respond to **MARIA VALDEZ** at [VALDEZV@miamidade.gov](mailto:VALDEZV@miamidade.gov), or mail to below address.

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**MIAMI, FLORIDA 33128**  
**(305) 375-2640**

## **Applicant's Draft**

**HEARING No.** 06-9-CZ10-4 (05-305)

**STR:** 12-54-40

**Council Area:** C10

**Commissioner Dist.:** 06

**APPLICANT:** NORMA STRYDIO AND NOELI SANCHEZ

- (1) DBC RU1 TO RU5A
- (2) Applicant is requesting to permit an office building setback 24'6" (25' required) from the front (south) property line.
- (3) Applicant is requesting to permit the office building setback 13' 5" from the interior side (west) and setback 13' 8 " from the interior side (east) property lines (15' required for each).
- (4) Applicant is requesting to permit two one way drives; each 10' wide (14' wide required).
- (5) Applicant is requesting to permit a minimum 1' wide landscape buffer (5' wide required) between dissimilar land uses along portions of the east and west property lines.
- (6) Applicant is requesting to waive the zoning regulations requiring Coral Way (SW 24 St ) to be 100' in width, to permit 35' of dedication (50' required) for the north 1/2 of Coral Way.

Upon a demonstration that the applicable standards have been satisfied, approval of request 1 thru 3 may be considered under Section 33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Zoning District) and 1 thru 6 under Section 33-311 (A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department, entitled, "Ms. Noeli Sanchez" as prepared by Rodriguez Pereira Architect and dated last revised 5-23-06 consisting of 5 sheets. Plans may be modified at public hearing.

**SUBJECT PROPERTY:** (legal description)

THE WEST 1/2 OF LOT 18 AND ALL OF LOT 19, LESS THE SOUTH 10 FEET THEREOF OF TAMIAMI ACRES  
PLAN 2 PB 5 PG 74

**LOCATION:** 6435 SW 24 ST

**SIZE OF PROPERTY:** 75' X 140'

**PRESENT ZONING:** RU-1 Single Family Residential 7,500 sq. ft. net

**CONTACT PERSON:** TONY RECIO  
2665 SOUTH BAYSHORE DR - 420  
MIAMI FL, 33133  
(305) 854-0800